

Exhibit A-City of San Luis

This district is intended to promote and preserve convenient shopping areas which contain retail and service establishments to meet the daily needs of the neighborhood.

610.02 Permitted Uses

The following use are permitted in the C-1 district subject to compliance with the development standards listed below. In order to preserve the neighborhood character of uses in this district, no single establishment may exceed 6,000 square feet of gross floor area or have drive-through facilities without Special Use Permit. (See 610.03).

- Antique store
- Apparel store
- Art needlework or hand-weaving establishment
- Art gallery or store
- Auto parking lot (inside or outside storage only) provided lot is surface treated and maintained in a dust free condition, illumination be directed away from residential areas, and a minimum four foot (4') fireproof wall be erected adjacent to all residential districts
- Bakery store (retail only - no wholesale or distribution)
- Bank or other financial or trust services
- Bicycle shop (no sales or service of motorized vehicles)
- Book, newspaper, magazine, stationery, art or drawing supply
- Cafe or restaurant (no alcohol, live entertainment, or dancing is allowed without special use permit)
- Catering service
- Church
- Cleaning, dyeing, laundering or pressing facilities
- Club or lodge (non-profit)
- Community service agency
- Confectionary store
- Convenience store (no fuel sales)
- Copying services
- Custom dressmaking, millinery, hemstitching or pleating
- Custom weaving or mending
- Day care center
- Dealer in coins, stamps or similar collector's items
- Delicatessen store
- Doughnut shop
- Dry goods or notions store
- Florist shop
- Furniture or house furnishings store
- General or variety store
- Gift, curio, novelty, toy, or hobby shop
- Grocery, fruit or vegetable store
- Hair care facilities
- Hardware store (no more than 10% outside storage)

Ice cream store  
 Ice station for packaged sale only  
 Interior decorator  
 Jewelry store or jewelry and watch repair  
 Leather goods store  
 Library  
 Liquor store for packaged sales only  
 Meat, fish or poultry market (no slaughtering)  
 Medical or dental offices and associated laboratories  
 Messenger services  
 Mini-warehouses  
 Museum  
 Music  
 Nursery, flower, plant or tree (within a building or fence)  
 Office: business, professional or semi-professional  
 Pharmacy  
 Photography studio or photographic supply store  
 Refreshment stand  
 Roadside stand  
 School, barber or beauty culture  
 School; business  
 School, dramatic  
 School, handicraft, painting or sculpture  
 Shoe store or shoe repair shop  
 Sporting goods, hunting and fishing equipment store  
 Tailor shop  
 Taxicab stand  
 Taxidermist  
 Theater, except drive-in or outdoor  
 Tobacco store  
 Vending or water dispensing machines  
 Water, telephone or telegraph distribution, installation or  
 electrical receiving or distribution station (inside or  
 outside a building as long as screened at setback line)  
 Other similar enterprise or business of the same class  
 Accessory building or use (not involving open storage) when  
 located on the same parcel

#### Special Uses

The following uses are allowed in the C-1 district provided a special use permit is approved by the Planning and Zoning Commission as per Section 403.

- a) Governmental or institutional facilities
- b) Proprietor's or caretaker's residence
- c) Drive-through facility for permitted businesses
- d) Fabrication or assembly of goods or materials directly related to a principal use as permitted herein
- e) Dispensing of motor or other fuels
- f) Live entertainment or dancing in restaurant or cafe
- g) Establishments over 6,000 square feet
- h) Other uses that meet the purpose as specified herein
- i) Sale of alcoholic beverages for on-site consumption

610.04 Minimum Parcel Size Requirements

All parcels in the C-1 district shall be at least eight thousand (8,000) square feet.

610.05 Minimum Lot widths and Principal Buildings Setback Requirements

The following are the minimum lot widths and setbacks for all principal buildings in the C-1 district.

Minimum lot width: 60'  
Minimum front yard setback: 10'  
Minimum side yard setback: 5'  
Minimum rear yard setback: 10'  
Minimum side street setback: 10'

\*(Zero lot lines may be applied if adjacent parcel is also zoned commercial or industrial and firewall regulations of the Uniform Building Code are met.)

610.06 Maximum Height Allowance

No structure in the C-1 district shall exceed 35' in height except as provided in Section 1103 of this Code.

610.07 Maximum Lot Coverage

The maximum lot coverage for all principal and accessory buildings in the C-1 district is fifty percent (50%).

610.08 Accessory Buildings

See Section 1106 of this code for accessory building standards.

611.00 GENERAL COMMERCIAL DISTRICT (C-2)

611.01 Purpose

This district is intended to permit all uses permitted in the Local Commercial District (C-1), plus commercial activities designed to serve the community. This district includes uses usually associated with regional shopping centers and central business districts.

611.02 Permitted Uses

The following uses are permitted in the C-2 district subject to compliance with the development standards listed below.

Any use permitted in the C-1 Local Commercial District as listed in Section 610.02 of this code

Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, shooting gallery, skating rink, sports arena

Amusement or recreational enterprise (outdoor) including archery range, public or private park, golf course, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court

Auction, public (no animals)

Auditorium or assembly hall

Automobile sales, rental or repair including body work or painting provided that all repairs are done inside and all wrecked or partially dismantled vehicles are out of view

Bar, cocktail lounge, night club, tavern

Baths (Turkish, Swedish, steam, etc.)

Blueprinting, photostating

Boat sales, rental, or storage

Burglar alarm service

Bus station

Car Wash

Carpenter shop (inside only)

Club: private, social, or recreational

Drive-in theater, provided that the screen does not face adjacent roadways and is at least 500 feet from a residential zone

Engraving, photo-engraving, lithographing

Equipment sales or rental

Farm equipment and supplies store

Fortunetelling

Garage, public (for commercial use)

Gas station or dispensing of other fuels provided storage tanks for fuels other than gasoline or diesel do not exceed 1,000 gallons

Hotel or motel

Juke box or coin machine business

Lumber yard, retail

Locksmith, tool or cutlery sharpening, lawnmower repairing, fix-it or handyman shop

Massage establishment, reducing salon or gymnasium

Motorcycle or moped or ATC sales, rental, repair or storage

Mortuary or embalming establishment

Musical instrument sales, rental, or service

Nursing home, convalescent home, or home for the aged

Office equipment and supplies

Painting and decorating equipment and supplies

Pawn shop

Pet sales or grooming

Plumbing, heating and air conditioning sales and service  
Printing or publishing  
Radio and/or television station  
Recording studio  
Recreational vehicle sales, rental and service  
School: public, private, technical, trade, or college  
Second hand store  
Sign painting or advertising business  
Tire sales, service and repair (no outside storage or repair)  
Trade or industrial show or exhibition  
Upholstery shop  
Veterinary hospital or kennels provided building is at least 50 feet from property lines abutting a residential district  
Wholesaling of consumer goods such as food, clothing or shoes, games and toys, health and beauty products, appliances, medical supplies, electronic equipment, furniture  
Light manufacturing or assembly incidental to any above permitted use provided it uses no more than 25% of the total floor area

611.03 Special Uses

The following uses are allowed in the C-2 district provided a special use permit is approved by the Planning and Zoning Commission as per Section 403.

- a) Any commercial, institutional, or residential use not allowed under Permitted Uses in Section 611.02, but which complies with the purpose of the district as defined in Section 611.01

611.04 Minimum Parcel Size Requirements

All parcels in the C-2 district shall be at least eight thousand (8,000) square feet.

611.05 Minimum Lot widths and Principal Buildings Setback Requirements

The following are the minimum lot widths and setbacks for all principal buildings in the C-2 district.

Minimum lot width: 60'  
Minimum front yard setback: 10'  
Minimum side yard setback: 5'  
Minimum rear yard setback: 10'  
Minimum side street setback: 10'

- \*(Zero lot lines may be applied if adjacent parcel is also zoned commercial or industrial and firewall regulations of the Uniform Building Code are met.)

611.06 Maximum Height Allowance

No structure in the C-2 district shall exceed 60' in height except as provided in Section 1103 of this Code.

611.07 Maximum Lot Coverage

The maximum lot coverage for all principal and accessory buildings in the C-2 district is fifty percent (50%).

611.08 Accessory Buildings

See Section 1106 of this code for accessory building standards.

EXHIBIT B—City of San Luis

PLEASE NOTE: In most BUT NOT ALL instances, the page and line numbering of bills on this web site correspond to the page and line numbering of the official printed version of the bills.

REFERENCE TITLE: action plan; public land; education.

State of Arizona  
Senate  
Forty-sixth Legislature  
First Regular Session  
2003

**SCM 1004**

Introduced by  
Senators Bennett, Bee, Jarrett, Brown, Blendu; Anderson (with permission  
of committee on Rules)

A CONCURRENT MEMORIAL

URGING THE UNITED STATES CONGRESS TO APPROPRIATE JUST COMPENSATION TO THE  
STATE OF ARIZONA FOR THE IMPACT OF FEDERAL LAND OWNERSHIP ON THE STATE'S  
ABILITY TO FUND PUBLIC EDUCATION.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1



SCM 1004

1 To the Congress of the United States:  
2 Your memorialist respectfully represents:  
3 Whereas, for many years western states have grappled with the challenge  
4 of providing the best education for their citizens; and  
5 Whereas, western states face unique challenges in achieving this goal;  
6 and  
7 Whereas, from 1979 to 1998 the per cent change in expenditures per  
8 pupil in thirteen western states was 28%, compared to 57% in the remaining  
9 states; and  
10 Whereas, in 2000-2001, the pupil per teacher ratio in thirteen western  
11 states averaged 17.9% to one compared with 14.8% to one in the remaining  
12 states; and  
13 Whereas, the conditions in western states are exacerbated by  
14 projections that enrollment will increase by an average of 7.1% compared to  
15 an average decrease of 2.6% in the rest of the nation; and  
16 Whereas, despite the wide disparities in expenditures per pupil and  
17 pupil per teacher ratio, western states tax at a comparable rate and allocate  
18 as much of their budgets to public education as the rest of the nation; and  
19 Whereas, the ability of western states to fund education is directly  
20 related to federal ownership of state lands; and  
21 Whereas, the federal government owns an average of 51.9% of the land in  
22 thirteen western states compared to 4.1% in the remaining states; and  
23 Whereas, the enabling acts of most western states promise that 5% of  
24 the proceeds from the sale of federal lands will go to the states for public  
25 education; and  
26 Whereas, a federal policy change in 1977 ended these sales resulting in  
27 an estimated 14 billion dollars in lost public education funding for western  
28 states; and  
29 Whereas, the ability of western states to fund public education is  
30 further impacted by the fact that state and local property taxes, on which  
31 public education relies heavily to fund education, cannot be assessed on  
32 federal lands; and  
33 Whereas, the estimated annual impact of this property tax prohibition  
34 on western states is more than 4 billion dollars; and  
35 Whereas, the federal government shares only half of its royalty revenue  
36 with the states; and  
37 Whereas, royalties are further reduced because federal lands are less  
38 likely to be developed and federal laws often place stipulations on the use  
39 of state royalty payments; and  
40 Whereas, the estimated annual impact of royalty payment policies on  
41 western states is more than 1.86 billion dollars; and  
42 Whereas, much of the land that the federal government transferred to  
43 states on statehood as a trust for public education is difficult to  
44 administer and to make productive because it is surrounded by federal land;  
45 and

SCM 1004

1       Whereas, federal land ownership greatly hinders the ability of western  
2 states to fund public education; and  
3       Whereas, the federal government should compensate western states for  
4 the significant impact federal land ownership has on the ability of western  
5 states to educate its citizens; and  
6       Whereas, just compensation will allow western states to be on equal  
7 footing with the rest of the nation in their efforts to provide education for  
8 their citizens.  
9 Wherefore your memorialist, the Senate of the State of Arizona, the House of  
10 Representatives concurring, prays:  
11       1. That the United States Congress appropriate just compensation to  
12 the State of Arizona for the impact of federal land ownership on this state's  
13 ability to fund public education.  
14       2. That the Secretary of State of the State of Arizona transmit copies  
15 of this Memorial to the President of the United States, the President of the  
16 United States Senate, the Speaker of the United States House of  
17 Representatives and each Member of Congress from the State of Arizona.



Exhibit C-City of San Luis

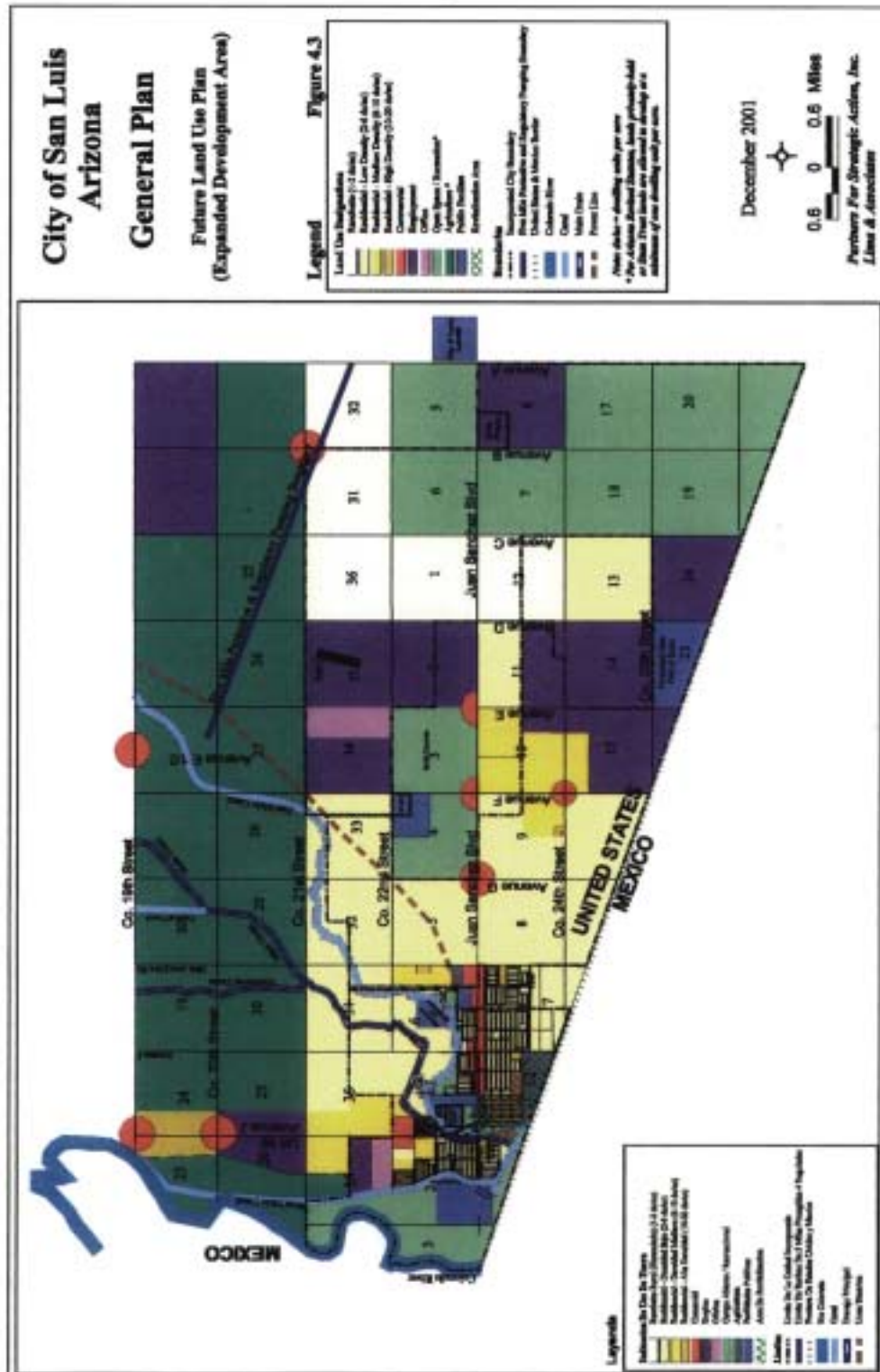


Exhibit D-City of San Luis  
JULY 1, 2002 POPULATION ESTIMATES  
FOR ARIZONA, COUNTIES AND INCORPORATED PLACES

<u>Area</u>	<u>DES Estimate 7/1/2002</u>	<u>Census April 1, 2000</u>	<u>Number Change</u>	<u>Percent Change</u>
Arizona	5,472,750	5,130,632	342,118	6.7%
<u>County</u>				
Apache	70,105	69,423	682	1.0%
Cochise	124,040	117,755	6,285	5.3%
Coconino	125,420	116,320	9,100	7.8%
Gila	53,015	51,335	1,680	3.3%
Graham	34,070	33,489	581	1.7%
Greenlee	8,605	8,547	58	0.7%
La Paz	20,365	19,715	650	3.3%
Maricopa	3,296,250	3,072,149	224,101	7.3%
Mohave	166,465	155,032	11,433	7.4%
Navajo	101,615	97,470	4,145	4.3%
Pima	890,545	843,746	46,799	5.5%
Pinal	192,395	179,727	12,668	7.0%
Santa Cruz	39,840	38,381	1,459	3.8%
Yavapai	180,260	167,517	12,743	7.6%
Yuma	169,760	160,026	9,734	6.1%
<u>Place</u>				
Apache Junction	33,570	31,814	1,756	5.5%
Avondale	47,610	35,883	11,727	32.7%
Benson	4,745	4,711	34	0.7%
Bisbee	6,140	6,090	50	0.8%
Buckeye *	11,955	8,497	3,458	40.7%
Bullhead City	35,410	33,769	1,641	4.9%
Camp Verde	9,940	9,451	489	5.2%
Carefree	3,150	2,927	223	7.6%
Casa Grande	27,830	25,224	2,606	10.3%
Cave Creek	4,025	3,728	297	8.0%
Chandler	194,390	176,581	17,809	10.1%
Chino Valley	8,205	7,835	370	4.7%
Clarkdale	3,570	3,422	148	4.3%
Clifton	2,595	2,596	-1	0.0%
Colorado City	3,905	3,334	571	17.1%
Coolidge	8,160	7,786	374	4.8%
Cottonwood	10,020	9,179	841	9.2%
Douglas	16,710	14,312	2,398	16.8%
Duncan	825	812	13	1.6%
Eagar	4,105	4,033	72	1.8%
El Mirage	20,645	7,609	13,036	171.3%
Eloy	10,810	10,375	435	4.2%
Flagstaff	59,160	52,894	6,266	11.8%
Florence *	14,540	14,466	74	0.5%
Fountain Hills	21,740	20,235	1,505	7.4%
Fredonia	1,090	1,036	54	5.2%
Gila Bend	2,015	1,980	35	1.8%
Gilbert	133,640	109,697	23,943	21.8%
Glendale	227,495	218,812	8,683	4.0%
Globe	7,525	7,486	39	0.5%
Goodyear	26,715	18,911	7,804	41.3%
Guadalupe	5,325	5,228	97	1.9%
Hayden	890	892	-2	-0.2%
Holbrook	4,935	4,917	18	0.4%

\* Corrected Census 2000 figure.

December 2002

5-Mile Zone Protective and  
Regulatory Pumping Unit RMP/EA

<u>Area</u>	<u>DES Estimate</u> <u>7/1/2002</u>	<u>Census</u> <u>April 1, 2000</u>	<u>Number</u> <u>Change</u>	<u>Percent</u> <u>Change</u>
Huachuca City	1,800	1,751	49	2.8%
Jerome	330	329	1	0.3%
Kearny	2,255	2,249	6	0.3%
Kingman	22,045	20,069	1,976	9.8%
Lake Havasu City	46,400	41,838	4,462	10.6%
Litchfield Park	3,850	3,810	40	1.0%
Mammoth	1,790	1,762	28	1.6%
Marana	17,770	13,556	4,214	31.1%
Mesa	427,550	396,375	31,175	7.9%
Miami	1,965	1,936	29	1.5%
Nogales	21,110	20,878	232	1.1%
Oro Valley	34,050	29,700	4,350	14.6%
Page	7,040	6,809	231	3.4%
Paradise Valley	14,090	13,664	426	3.1%
Parker	3,250	3,140	110	3.5%
Patagonia	905	881	24	2.7%
Payson	14,510	13,620	890	6.5%
Peoria	122,655	108,364	14,291	13.2%
Phoenix	1,365,675	1,321,045	44,630	3.4%
Pima	2,040	1,989	51	2.6%
Pinetop-Lakeside	3,750	3,582	168	4.7%
Prescott	36,375	33,938	2,437	7.2%
Prescott Valley	26,115	23,535	2,580	11.0%
Quartzsite	3,430	3,354	76	2.3%
Queen Creek	5,555	4,316	1,239	28.7%
Safford	9,395	9,232	163	1.8%
Sahuarita	5,455	3,242	2,213	68.3%
Saint Johns	3,545	3,269	276	8.4%
San Luis	18,345	15,322	3,023	19.7%
Scottsdale	214,090	202,705	11,385	5.6%
Sedona	10,540	10,192	348	3.4%
Show Low	8,295	7,695	600	7.8%
Sierra Vista	40,415	37,775	2,640	7.0%
Snowflake	4,700	4,460	240	5.4%
Somerton	7,985	7,266	719	9.9%
South Tucson	5,520	5,490	30	0.5%
Springerville	1,990	1,972	18	0.9%
Superior	3,280	3,254	26	0.8%
Surprise	45,125	30,848	14,277	46.3%
Taylor	3,590	3,176	414	13.0%
Tempe	159,425	158,625	800	0.5%
Thatcher	4,130	4,022	108	2.7%
Tolleson	5,050	4,974	76	1.5%
Tombstone	1,535	1,504	31	2.1%
Tucson	507,085	486,699	20,386	4.2%
Wellton	1,870	1,829	41	2.2%
Wickenburg	5,500	5,082	418	8.2%
Willcox	3,815	3,733	82	2.2%
Williams	2,910	2,842	68	2.4%
Winkelman	450	443	7	1.6%
Winslow	9,450	9,520	-70	-0.7%
Youngtown	3,295	3,010	285	9.5%
Yuma	81,380	77,515	3,865	5.0%

Population Statistics Unit, Arizona Department of Economic Security (602) 542-5984

\* Corrected Census 2000 figure.

December 2002

